GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration and Urban Development Department - The Andhra Pradesh Land Development (Layout and Sub-division) Rules, 2017 – Amendments – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No.145 **Dated:06.12.2021**

Read the following:-

1. G.O.Ms.No.275, MA&UD Dept., dt:18.07.2017.
2. G.O.Ms.No.178, MA&UD Dept., dt:01.10.2020.
3. Government Memo.No.3706862/M2/2021, dt:13.05.2021.
4. Extraordinary issue of Andhra Pradesh Gazette No.100, Part-I, Dated:13.05.2021.
5. From the DTCP, AP, Lr.RoC.No.650/2017/P, dt:20.10.2021

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ORDER:

In the G.O. 1st read above, the Government have issued the Andhra Pradesh Land Development (Layout and Sub-division) Rules, 2017 which are common and comprehensive for all the Development Authorities and Urban Local Bodies in the State for undertaking land development in a planned manner and to make the implementation easy and transparent.

2. In the G.O. 2nd read above, certain amendments have been made to the Andhra Pradesh Land Development (Layout and Sub-division) Rules, 2017 issued vide G.O 1st read above.

3. Government have observed that, in recent times, rapid growing population in urban areas has resulted in an increase in number of people living in slums and squatter settlements. Also, the hasty growth in prices of land and real estate in urban areas have restrained the poor and the economically weaker sections of the society, in having dwelling units to reside. It is apparent that substantial housing shortage looms in urban areas and a wide gap exists between the demand and supply of housing. Urban housing shortage is prominent across the Economically Weaker Sections (EWS) and Low Income Group (LIG).

4. The Directive Principles of State Policy stipulates that, State shall strive to promote the welfare of people and secure the right of all men and women to an adequate means of livelihood. Developing housing for the ordinary citizens and urban poor and earmarking developed land/built up area is one of the important reform agenda items under JNNURM. As per norms, a minimum of 20% of Built-up area shall be provided for EWS/LIG Housing. The GoI have also launched a prestigious scheme "Pradhan Mantri Awas Yojana (Urban) Mission" which intends to provide housing for EWS and LIG in urban areas.

(P.T.O)

5. In view of the above, the State Government in AP Building Rules, 2017 have introduced provision for providing 5% built-up area to EWS units and 5% built-up area to LIG units, in all Residential Group Housing and Group Development Scheme Projects, whose land extent is more than 5 acres. However, there are no clear provisions in the layout rules with respect to housing for poor.

6. Hence, and in order to provide housing to the poor people in the State, it is apparent that sufficient land bank has to be maintained to take up the Housing Projects on priority basis.

7. Therefore, it has been decided to make a provision of handing over additional 5% of layout area by the owners/developers of private layouts to the District Collector, which is to be utilized for YSR Jagananna Housing Projects for the poor.

8. Accordingly, a Notification has been published in Extraordinary issue of Andhra Pradesh Gazette vide reference 4th read above inviting objections/suggestions from the General Public. The Director of Town and Country Planning, A.P., Guntur has been requested to publish a notice in two (2) widely circulated Daily Newspapers (one in English Version in English newspaper and one in Telugu Version in Telugu newspaper) for calling objections / suggestions within (7) days from the General Public. Also, vide Memo 3rd read above consultations has been made with the Development Authorities in the State for their suggestions/recommendations.

9. In the reference 5th read above, the Director of Town and Country Planning, A.P., Guntur has furnished all the objections/suggestions received from General Public and Development Authorities. After examining all the objections and suggestions, the Government hereby issue the proposed amendments to the Andhra Pradesh Land Development (Layout and Sub-division) Rules, 2017 issued vide G.O 1st read above r/w G.O 2nd read above.

10. Accordingly, the appended notification shall be published in an Extra-ordinary issue of Andhra Pradesh Gazette dated:06.12.2021 and these amendments shall come into force immediately.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase Department, Vijayawada for Publication of the Notification in the Gazette
The Commissioner & Director of Municipal Administration, A.P., Guntur.
The Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam

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The Metropolitan Commissioner, Amaravati Metropolitan Region Development Authority, Vijayawada
The Director of Town and Country Planning, A.P., Mangalagiri, Guntur district.
The Director General, Andhra Pradesh State Disaster Response & Fire Services Department, A.P.
All Municipal Commissioners in the State through the Commissioner & Director of Municipal Administration, A.P.
All Vice Chairpersons of Urban Development Authorities in the State through the DTCP, AP.
The Chairman & Managing Director, APTRANSCO, Vijayawada.
The Commissioner & Inspector General of Registration & Stamps, AP, Vijayawada.
All the District Collectors in the State

Copy to:

The Panchayat Raj Department, AP Secretariat.
The Revenue Department, AP Secretariat
The Energy Department, AP Secretariat
The GA (Cabinet) Department, AP Secretariat
OSD/PS to Additional/Principal Secretary to Hon'ble Chief Minister
OSD to Hon'ble Minister for MA&UD Department
PS to Special Chief Secretary to Government, MA&UD Department
SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by section 585 of the Andhra Pradesh Municipal Corporation Act, 1955 (adapted GHMC Act 1955) and section 18 of the Andhra Pradesh Municipal Corporations Act, 1994; section 326 read with section 185 of the Andhra Pradesh Municipalities Act, 1965, section 44 (1) of the Andhra Pradesh Town Planning Act, 1920, section 116 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 and sub-section (1) read with clause (xvii) of sub- section (2) of section 268 of the Andhra Pradesh Panchayat Raj Act, 1994 (Andhra Pradesh Act No. 13 of 1994) the Government of Andhra Pradesh hereby make the following amendment to the Andhra Pradesh Land Development (Layout and Sub-division) Rules, 2017, issued in G.O.Ms.No.275, Dt:18.07.2017.

AMENDMENT

i. In sub-rule (1) of Rule 13, after clause (c), the following shall be added, namely:-

"(d) 5% of layout area shall be handed over by the layout owners/developers of private layouts, to the concerned District Collector. If the

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owner/developer is not able to handover 5% additional land within the current layout, the owner /developer shall handover the 5% land within 3 km range from the original layout.

(OR)

The private owner /developer also has the option of paying the basic value of such 5% of layout area to Development Authority, and in case of the areas which are not covered in Development Authority, to the concerned Urban Local Body (ULB).

Provided that, the above 5% additional land reserved shall be utilized for YSR Jagananna Housing Projects for the poor".

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER